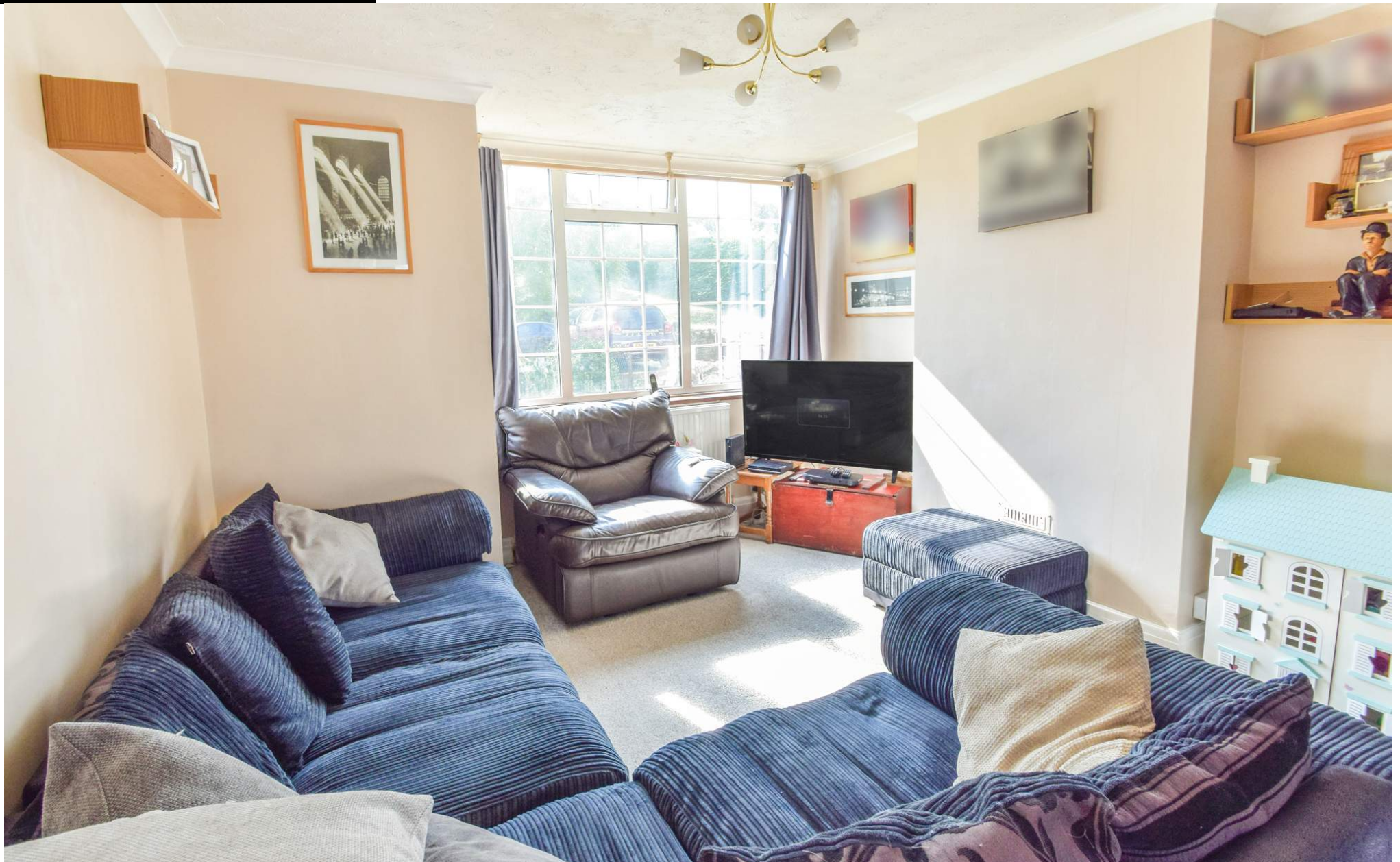




WOULDHAM ROAD



£450,000 Freehold

THE PROPERTY

This is an opportunity to purchase this great Family Home. Located on the outskirts of Historic Rochester and is perfect for those wishing to commute via the high speed services into London. Also conveniently positioned close to Local shops, primary and secondary schools, this also includes Rochester Grammar school for Girls and Sir Joseph Williamson Mathematical School for Boys.

On approaching this lovely home you are greeted to a good size front garden, mainly Laid to lawn. On entering you are welcomed to a good size entrance hall which continues to a study which could also be used as a fifth bedroom. Kitchen/Breakfast room with a variety of fitted units and ample work surfaces and a range cooker that will remain, good size lounge and dining room with French doors leading out onto the rear garden.

Continuing up to the first floor you are welcomed to three double bedrooms and a single bedroom. The primary bedroom offers a dressing room and a modern fitted ensuite. The family Bathroom is also fitted with a modern suite.

Moving outside the garden is enclosed with a surrounding fence, double gates leading to the off road parking and the converted garage, which is a great space when entertaining. The garden also has a large decking area and a variety of trees and shrubs.

This property does warrant an internal viewing please call the sales team for further details.





Entrance Hallway

Lounge

12' 11" x 12' 1" (3.94m x 3.68m)

Dining Area

12' 1" x 11' 6" (3.68m x 3.51m)

Study/5th bedroom

10' 5" x 8' 5" (3.17m x 2.57m)

Kitchen/Breakfast Room

11' 5" x 10' 5" (3.48m x 3.17m)

Bedroom 1

16' 5" x 10' 4" (5.00m x 3.15m)

Bathroom

8' 9" x 8' 5" (2.67m x 2.57m)

Bedroom 3

11' 4" x 10' 3" (3.45m x 3.12m)

Bedroom 2

12' 9" x 10' 8" (3.89m x 3.25m)

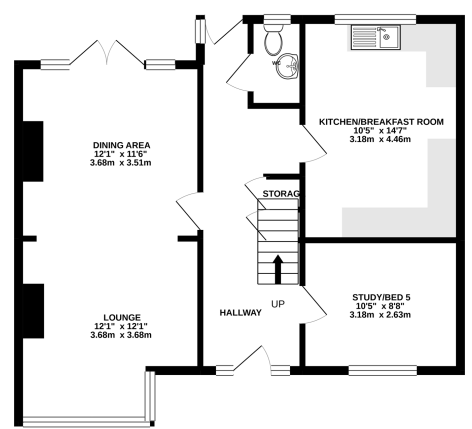
Bedroom 4

6' 9" x 6' 5" (2.06m x 1.96m)

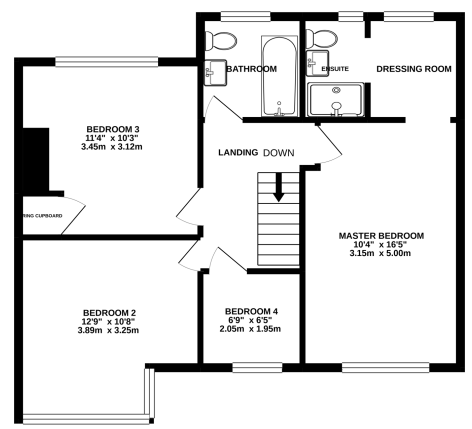


WOULDHAM ROAD, ROCHESTER, KENT, ME1 3LB

GROUND FLOOR

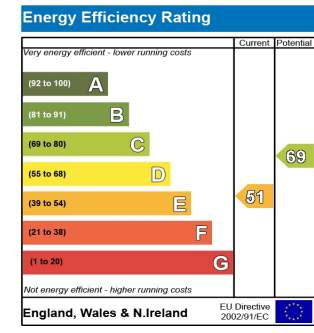


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EFFICIENCY RATINGS



AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.



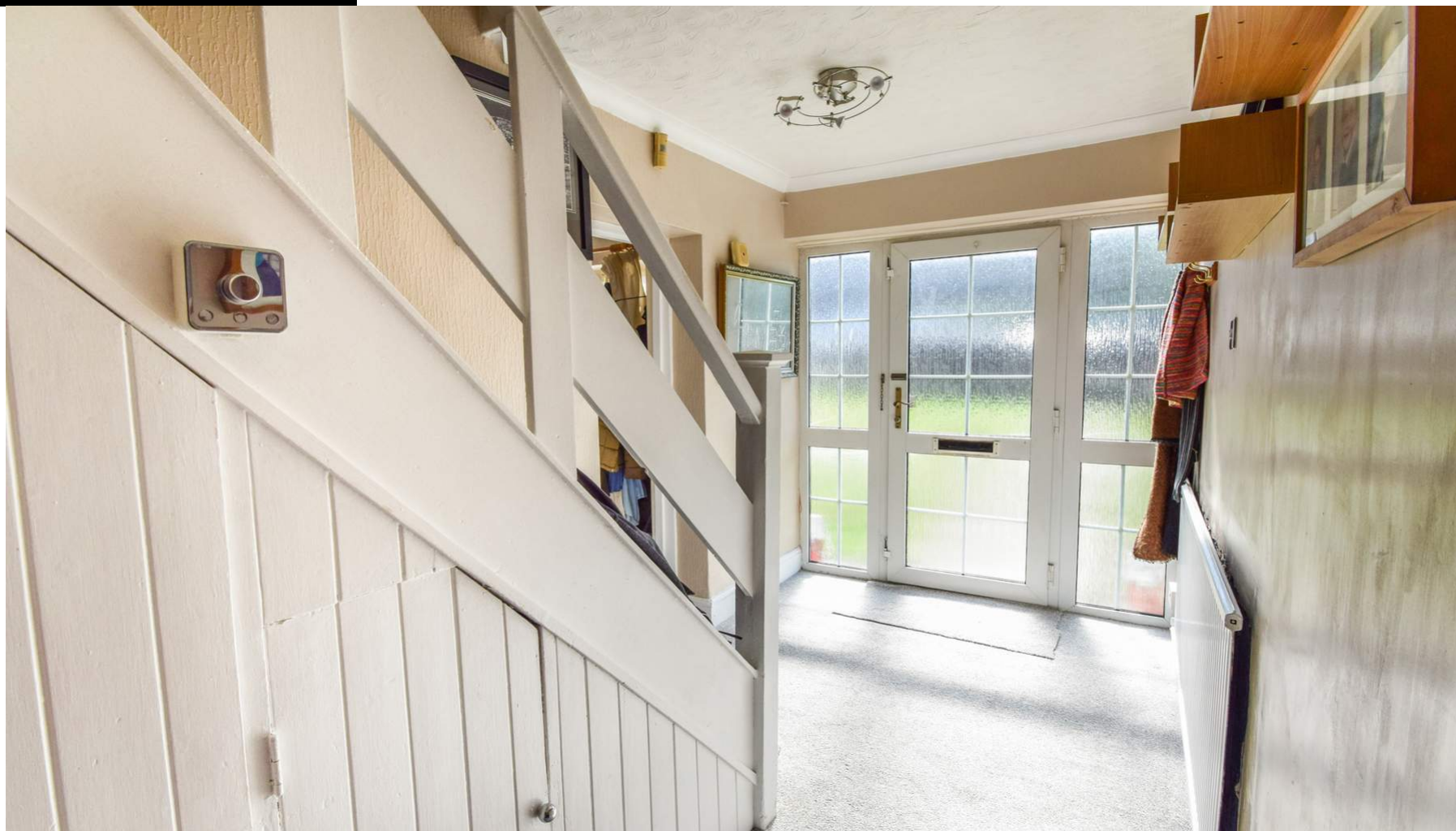
SITUATION

Historic Rochester offers a variety of historic buildings including Rochester Castle and Cathedral. The area also offers a variety of restaurants, coffee shops and bars. There is a selection of schools in the area including Rochester Grammar for girls and Sir Joseph Williamson Mathematical for boys, along with further secondary and Primary schools near by.

DIRECTIONS

Head South East on M2, at junction 3 head towards A229/M20/Maidstone/Chatham. At the roundabout take the first exit onto A2045

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Greyfox Prestige Walderslade

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